

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5-7		BELKNAP ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	FRANCIS EDWARD T/TRUSTEE			
Owner 2:	EDWARD T FRANCIS REVOCABLE TR			
Owner 3:				
Street 1:	7 BELKNAP ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	FRANCIS EDWARD T -		
Owner 2:	-		
Street 1:	7 BELKNAP ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 6,960 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2528 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6960		Sq. Ft.	Site		0	80.	0.90	1									503,041						503,000	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6960.000	458,800	5,100	503,000	966,900		6996
							GIS Ref
							GIS Ref
Total Card	0.160	458,800	5,100	503,000	966,900	Entered Lot Size	
Total Parcel	0.160	458,800	5,100	503,000	966,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	382.51	/Parcel:	382.5	Land Unit Type:	Insp Date
							10/12/17

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	008.0-0001-0010.0		!752!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	104	FV	459,000	5100	6,960.	503,000	967,100	967,100	Year End Roll	12/18/2019	PRINT	
2019	104	FV	354,200	5100	6,960.	534,500	893,800	893,800	Year End Roll	1/3/2019	Date	Time
2018	104	FV	354,200	5100	6,960.	389,900	749,200	749,200	Year End Roll	12/20/2017	12/10/20	16:28:39
2017	104	FV	337,500	5100	6,960.	339,600	682,200	682,200	Year End Roll	1/3/2017	LAST REV	
2016	104	FV	337,500	5100	6,960.	289,200	631,800	631,800	Year End	1/4/2016	Date	Time
2015	104	FV	301,300	5100	6,960.	283,000	589,400	589,400	Year End Roll	12/11/2014	10/18/17	14:32:08
2014	104	FV	301,300	5100	6,960.	232,700	539,100	539,100	Year End Roll	12/16/2013	anno	
2013	104	FV	313,300	5100	6,960.	221,300	539,700	539,700		12/13/2012		

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

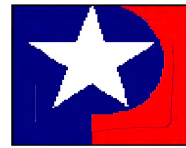
ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2017	Inspected	BS	Barbara S
10/6/2017	MEAS&NOTICE	HS	Hanne S
1/28/2009	Meas/Inspect	372	PATRIOT
9/23/1999	Meas/Inspect	264	PATRIOT
9/3/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	6996
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

More: N	Total Yard Items:	5,100	Total Special Features:		Total:	5,100
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